

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING AGENDA
THURSDAY, NOVEMBER 10, 2016 (6PM)
7610 Hollister Ave., Goleta

1. CALL BOARD MEETING TO ORDER

- 2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...**
Each unit has about 3 minutes to address their concern to the Board or ask permission for...

3. APPROVAL OF PRIOR MEETING MINUTES

- 4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**
Operating Expenses are about 15+% below budget thru end of last month
Res. Expenditures for last month: Consolidated Overhead
Landscape recommendations & proposals: Conversion to drip system, planting, tree work, treatment of trees / plants
Vendor Evaluation

- 5. OLD BUSINESS (Board to consider, review and possibly vote on...)**
- a. Updating the governing documents
 - b. Front gate system; Realtor's caravan / open house
 - c. Receipts from slab leaks
 - d. 7602 #306 sail awning
 - e. 7602 #101 re-waterproofing block wall

- 6. NEW BUSINESS (Board to consider, review and possibly vote on...)**
- a. 7602 #102 – replacing pipe under slab
 - b. 7606 #307 – interior damage
 - c. 7632 #347 – front door
 - d. 7620 #321 – den conversion
 - e. 7624 #113 – pipe possibly connected to another unit
 - f. Manhole repair & maintenance
 - g. Wood repairs (if needed):
 - h. Annual Meeting 1/12/17 at 6PM at Goleta Valley Communit Center
 - i. Recording liens
 - j. Other items to be put on next month's agenda (draft of 2017 budget)

7. EXECUTIVE SESSION

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more):
- Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting – 12/8/16 @ 6PM at 7610 Hollister Ave (Meeting Rm)

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